

Minutes
Mansfield Inland Wetlands Agency
Regular Meeting
Monday, December 7, 2015
Council Chambers, Audrey P. Beck Municipal Building

Members present: C. Ausburger, B. Chandy, J. Goodwin, R. Hall, G. Lewis (arrived at 7:02 p.m.), K. Rawn, B. Ryan, V. Ward, S. Westa

Members absent:

Alternates present: P. Aho, K. Holt

Staff present: L. Painter, Director of Planning and Development; J. Kaufman, Wetlands Agent

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho to act in the absence of members.

Review of Minutes:

- A. 11-2-15 Regular Meeting: Hall MOVED and Ausburger seconded to approve the 11-2-15 minutes. MOTION PASSED UNANIMOUSLY. Ryan disqualified herself.
- B. 11-16-15 Special Meeting: Chandy MOVED and Ryan seconded to approve the 11-16-15 Special Meeting minutes. MOTION PASSED UNANIMOUSLY.

Communications:

The Conservation Committee meeting minutes and Kaufman's monthly business memo were noted.

Public Hearing:

- A. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision:** Lewis arrived at 7:02 p.m.; Aho no longer seated. Ryan MOVED and Ward seconded to extend the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1557), 101 East Road, Williams Heights subdivision, until January 4, 2016. MOTION PASSED UNANIMOUSLY.

Old Business:

- A. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision:** Item tabled. Public hearing continued.

New Business:

- A. **W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourse Map:** Westa MOVED and Hall seconded to:

- Receive the application to change or amend the Inland Wetlands and Watercourses Map, Mansfield, CT, submitted by Storrs Lodges, LLC (IWA File #1559) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield on property located on the west side of Hunting Lodge Road (parcel ID 15.21.3) as shown on a map dated 2/5/2005 and revised through 11/30/2015 and as described in application submissions;
- Refer said application to staff and the Conservation Commission for review and comments;
- Schedule a Public Hearing for February 1, 2016; and
- Engage the services of Pietras Environmental Group, LLC., to provide independent technical peer review on the application.

Pursuant to Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, all fees incurred for this review will be the responsibility of the applicant. A deposit in the amount of \$1,300.00 shall be provided by the applicant prior to issuance of a notice to proceed. Any unspent funds shall be returned to the applicant.

B. W1560 – M. Slowik, 895 Mansfield City Road, Lot Split for Single Family Dwelling:

Kaufman clarified that the property is not located in the public water supply. Chandy MOVED and Ryan seconded to receive the application submitted by M. Slowik (IWA File #1560) under the Wetlands and Watercourses Regulations of the Town of Mansfield for single family dwelling on property located at 895 Mansfield City Road as shown on a map dated 10/23/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

MOTION PASSED UNANIMOUSLY.

C. J-5 Jurisdictional Ruling Dunham Pond Road: Kaufman corrected the motion to state

that the subject land is owned by the Town of Mansfield. Lewis MOVED and Chandy seconded to approve a Jurisdictional Ruling finding that the removal of a root mass caused by an uprooted tree and repair of the stream channel on land owned by the Town of Mansfield (IWA File # J-5) as shown on a map dated 12/1/2015 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4.0 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

A Field Trip to 895 Mansfield City Road was scheduled for 3:00 p.m. 12-16-2015. Inasmuch as the Storrs Lodges, LLC application, on Hunting Lodge Road is a map amendment request, and not a specific application for a project, no field trip is scheduled at this time.

Other Communications:

Chair called the Agency's attention to the CACIWC communications, stating they provided a good summary of Agency approval parameters and suggested the members review the material.

Adjournment:

Chairman Goodwin declared the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Vera S. Ward, Secretary